

23 September 2020

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**Attention: Cameron Jewell**

By email: [SmithD@Liverpool.nsw.gov.au](mailto:SmithD@Liverpool.nsw.gov.au)

**Re: Interim letter of offer to deliver public benefits items – RZ-6-2015**

This letter has been prepared by Mecone NSW Pty Ltd (Mecone) on behalf of Coronation Property and Leamac Property Group (Joint Landowners Group) with respect to the Planning Proposal at Moore Point (RZ-6-2015).

This letter serves as an interim letter of offer to deliver public benefit items in support of the Planning Proposal on behalf of the Joint Landowners Group. We submit this interim letter of offer for initial consideration by Liverpool City Council (Council) with the Planning Proposal prior to determining the appropriate mechanisms for delivery.

We anticipate public benefits will be largely delivered through a Section 7.11 Contributions Plan (s.7.11 Plan) for the broader precinct and may include a Voluntary Planning Agreement (VPA), where a s.7.11 Plan is not considered suitable.

We look forward to working constructively with Council and progressing discussions on this interim letter of offer, which we consider will provide significant public benefit for the existing and future community of Liverpool.

Below sets out a summary of the Planning proposal and the key items to be delivered as part of the public benefit package.

**Planning Proposal**

The Planning Proposal involves the creation of a mixed-use precinct, providing new homes, jobs and open space adjoining the Georges River and connecting to Liverpool CBD. Key features of the proposal include:

- Adaptive re-use of existing heritage items;
- 21% of the site dedicated to public open space
- Rehabilitation, access and activation of the Georges River foreshore;
- Contribution to an 8km network of foreshore pedestrian and cycle paths;
- Capacity for educational and cultural facilities;
- Bridge crossings to Liverpool CBD, Train Station and Liverpool Innovation Precinct; and
- Transport, intersection and collector road improvements.

To achieve these outcomes, the Planning Proposal seeks the following amendments to LLEP 2008:

- Rezone the site from IN2 Light Industrial to B4 Mixed Use and B6 Enterprise Corridor;
- Increase the maximum floor space ratio to 4.2:1 and 3.5:1;
- Increase the maximum height of buildings from 18m and 15m to RL 136 and RL 108; and
- Introduce Division 1A to provide site specific development controls for the site including design excellence, sun access and requirements for preparation of a development control plan.

### **Public benefit mechanism**

The Planning Proposal presents a holistic master plan with extensive public benefits tailored to transforming Liverpool into a true river city as mandated in a suite of strategic planning policy at both a state and local level.

These public benefits will be delivered mainly through a s7.11 Plan for the broader precinct. The Joint Landowners Group are willing to enter into the VPA as necessary to cover items where the s7.11 Plan is not considered suitable.

Items that could form part of the public benefits package include:

- Dedication of foreshore open space along the Georges River;
- Multi-purpose community centres;
- Rehabilitation and embellishment of the Georges River foreshore and Lake Moore;
- Delivery of combined flood storage and recreation/playing courts near Helles Avenue;
- Pedestrian bridge from Moore Point to Liverpool CBD;
- Dedicated pedestrian and cycle paths;
- Heritage conservation and adaptive re-use of existing heritage building as a new marketplace;
- Embellishment and upgrade of existing local open spaces in the surrounding locality;
- Intersection upgrade works at Newbridge Road; and
- Creation of new local streets and collector roads.

### **Next Steps**

This interim letter of offer is submitted for your consideration as part of the Planning Proposal at Moore Point (RZ-6-2015). We would welcome the opportunity to meet with Council to discuss the delivery of public items greater detail at the post-Gateway stage.

If you have any questions or would like to discuss the content of this letter further, please do not hesitate to contact me on 8667 8668 or [bhendriks@mecone.com.au](mailto:bhendriks@mecone.com.au).

Regards,



Ben Hendriks

**Managing Director**